

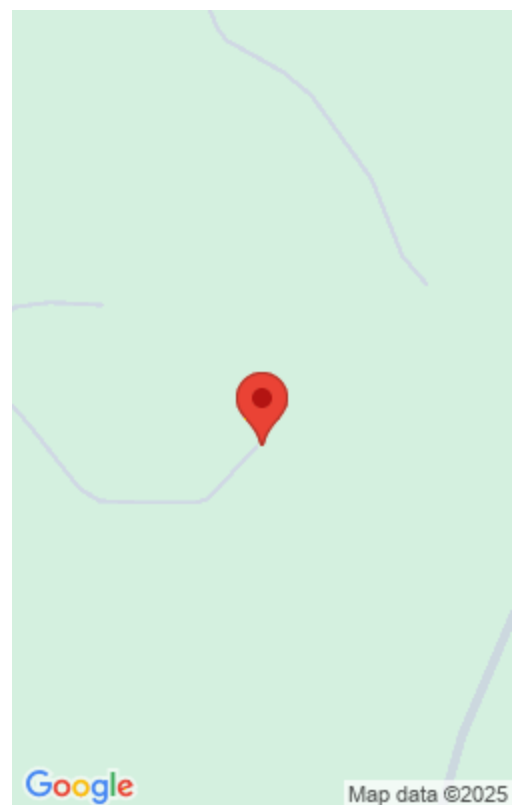


2.62 ACRES VANN RIDGE RD, PROCTOR, OK, 74457 - APN: 0480-00-001-088-0-000-00

<https://bubsland.com>

This large 2.62-acre lot in the Illinois River Ranch Subdivision gives you the extra room you've been searching for, with no restrictions and the freedom to enjoy RV living or build the home of your choice—whether site-built, manufactured, modular, or mobile. Located in scenic Adair County, Oklahoma, this property offers a perfect balance of privacy...

• Available



Property Details



Cash Price: 15500

Term Option 2: \$400 down, \$400 for 46 months, for a total price of \$18,800

Google Map Link: [Driving Directions](#)

Northwest Corner: 36.0816, -94.7778

Southwest Corner: 36.0808, -94.7776

Legal Description: Lot 88 Block 1 Illinois River Ranch

Terrain: Slopes

Power: Power is provided by Ozarks Electric Cooperative (800-521-6144)

Water Fees Per Year: \$0

Zoning: Residential

Mobile Home Living: Allowed

POA: None

Road Fee: \$0

Conveyance: Warranty Deed

Term Option 1: \$300 down, \$300 for 66 months, for a total price of \$20,100

Term Option 3: \$500 down, \$500 for 35 months, for a total price of \$18,000

GPS Coordinates (center) at the road: 36.0809, -94.7777

Northeast Corner: 36.0814, -94.7762

Southeast Corner: 36.0811, -94.7759

Elevation: 1,000'

Access: Dirt Road

Water: Water is provided by Adair Co. RWS & SWMD #6 (918-397-6296)

Sewer: Septic Tank is Required

RV Living: Allowed

Manufactured Homes: Allowed

Taxes Per Year: \$42

County Contact Information: Adair County Clerk (918) 696-7198

Basics

CASH DISCOUNT PRICE: 15500

Acres: 2.62

County: Adair

Status: Available

Parcel ID: 0480-00-001-088-0-000-00

Approx Dimensions: 90' x 240' x 475'x 165' x 525'

State: Oklahoma

